

APPLICATION FOR A TEMPORARY USE PERMIT



CARBON COUNTY PLANNING DEPARTMENT

Dave Levanger, Director of Planning
435-636-3261

Frankie Hathaway, Deputy Zoning Administrator
435-636-3260

August 8, 2012

CARBON COUNTY, UTAH

APPLICATION FOR A TEMPORARY USE PERMIT

APPLICANT:

APPLICANT ADDRESS:

PHONE:

ADDRESS OF PROPOSED PROJECT:

LEGAL DESCRIPTION OF PROPOSED PROJECT:

DESCRIPTION OF PROPOSED PROJECT:

AMOUNT OF TIME USE IS BEING REQUESTED:

Signature of Applicant

Date

Access: The County Road Department has reviewed the information regarding the above proposed project. Our review concludes that the following impacts will be:

Brad McCourt, County Road Supervisor, 636-3268

Date

Noxious Weed Review: The County Weed Department has reviewed the location of the above proposed project. Our review concludes that the following mitigation and control requirements are:

Mike Johnson, Supervisor, 636-3270

Date

County Engineer Approval: The County Engineer Department has reviewed the information regarding the above proposed project. Our review concludes the drainage plan and engineering requirements are:

Curtis Page, Engineer, 636-3231

Date

Utah Highway Access: The Utah Department of Transportation has reviewed the information regarding the above proposed project. Our review concludes that the following impacts will be

UDOT Representative, 636-1470

Date

This packet contains information to assist you in applying for a Temporary Use Permit to do any of the following:

- Industrial Projects
- Manufacturing, Compounding, Processing, Fabrication and Warehousing of Goods and Materials
- Mountain Recreation Projects
- Railroad Projects
- Small Construction Companies
- Mine and Well Machinery and Storage
- Communication Towers
- Minor Utility Transmission Projects
- Wind Power Generation Towers
- Mines, Pits and Quarries
- Petroleum Products processing and Storage Areas
- Storage, Processing and Loading of Earth Products
- Livestock and Commodity Auctions

INSTRUCTIONS

A meeting with County staff will determine if your proposed project will require a Temporary Use Permit. This is determined by where the project is to be located, which zoning district it is in, and whether such uses are allowed or not. Some land uses are only allowed with a Temporary Use Permit approved and issued by Carbon County.

1. Meet with staff to determine the zoning district your project will be in and whether a Temporary Use Permit is required or not.
2. If a Temporary Use Permit is required, complete the attached application and submit the application and a **\$100.00 application fee** to the Zoning Administrator by at least the third (3rd) Tuesday of each month or two weeks prior to the next scheduled Planning Commission meeting.
3. Present your request to the Planning Commission, which meets the first Tuesday of every month, and explain the details of the project.
4. After consideration at a regular meeting of the Planning Commission, who will make a recommendation to the County Commission that the project either be approved, disapproved or tabled, a date will be set for the public hearing to be held before the County Commission, who makes the final decision. You the applicant will be charged for an advertisement placed in the Sun Advocate newspaper announcing this meeting before the County Commission.
5. Upon approval by the County Commission, submit an engineer's estimate of the total cost of the project. This amount will be multiplied by .2% (.002), which is the fee for a large scale or major project (ie, major industrial projects, utility installation, large scale industrial project, exploratory and production wells, etc.). For small scale uses such as recreation camps, dude ranches, or other similar small scale uses, the fee shall be \$100.00 or .1% (.001) of the actual valuation of the project including hard construction, utility installation, on site, off site, access, and all other costs to develop the project, whichever is greater.

6. Upon receipt of all zoning fees, staff will issue the Temporary Use Permit.

Following is a list of persons who can assist you in making application:

County Road Department, Brad McCourt, Supervisor	636-3268
County Weed Department, Mike Johnson, Supervisor	636-3270
County Engineer Dept., Curtis Page, County Engineer	636-3231
Ben Grimes, Deputy County Surveyor	636-3231
State Road Department, Dale Stapley	636-1470
SE Utah District Health Dept. Claron Bjork	637-3671
David Ariotti, Utah DEQ	637-3671
PRWID, Water and Sewer, Jeff Richens	637-6350
SRSSD, Scofield Reservoir area sewer, Sandy Lehman	636-3226
State Engineer, water rights and well permits, Mark Stilson	613-3750
DOGM, Gas Wells & Mines, Mark Jones	613-5659

Your presentation to the Planning Commission and later at the Public hearing before the Carbon County Commission should address the following possible concerns to assure that the proposed use will be harmonious with neighboring uses, will comply with the Utah Code, the County Development Code, and Master Plan.

1. Conditions relating to health.
2. Conditions relating to safety.
3. Conditions relating to noise.
4. Conditions relating to compliance with the Master Plan or special characteristics of the zoning district in which the project will be located.
5. Conditions relating to performance of completion of the project.
6. Conditions relating to County roads.

Reference:

17-27a-102 Utah Code:

Purposes – General land use authority.

(1) (a) The purposes of this chapter are to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each county and its present and future inhabitants and businesses, to protect the tax base, to secure economy in governmental expenditures, to foster the state's agricultural and other industries, to protect both urban and nonurban development, to protect and ensure access to sunlight for solar energy devices, to provide fundamental fairness in land use regulation, and to protect property values.

(b) To accomplish the purposes of this chapter, counties may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the unincorporated area of the county, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy-efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with a landowner's private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law.

(2) Each county shall comply with the mandatory provisions of this part before any agreement or contract to provide goods, services, or municipal-type services to any storage facility or transfer facility for high-level nuclear waste, or greater than class C radioactive waste, may be executed or implemented.

2000-1

RESOLUTION No. 2000-1

Whereas the Development Code of Carbon County, Section 3-1-4 allows for the establishment of a fee structure for the review and processing of applications for Subdivisions, Large scale developments, Zone changes, Board of Adjustments rulings, and similar activities required by the Development Code, therefore Carbon County intends to collect a fee to alleviate the burden of the administration of these services from the taxpayer to the user:

Be it Resolved by the Board of Carbon County Commissioners that:

1. REPEAL

The Resolution establishing zoning fees dated 22 February 1984 and all other resolutions in conflict herewith are hereby repealed.

2. ESTABLISHMENT OF FEES

The fees collected for the review and processing of subdivision plans and plats, Conditional use Permits, Planned Unit Developments, Industrial Projects, Planned Mountain Home Developments, Requests to Change the Zone Map, Utility and Railroad Projects, Business License Approval, Zoning Compliance Certificates, and all other approvals required by the Development Code shall be as hereinafter set forth:

3. FEES

Subdivisions with Public Improvements:

Concept approval	5.00	per lot
Preliminary approval	15.00	per lot
Final Approval	40.00	per lot

Subdivisions with Private Improvements:

50.00 per lot

Planned Mountain Home Developments:

Concept approval	10.00	per lot
Preliminary approval	15.00	per lot
Final approval	40.00	per lot

Planned Unit Developments:

Concept approval	10.00	per lot
Preliminary approval	15.00	per lot
Final approval	40.00	per lot

Manufactured Home and Recreational Vehicle Developments:

Fee 60.00 per lot

Planned Shopping Centers:

Concept approval 1,000.00

Preliminary plan 1,500.00

Final approval 1,000.00

Condominiums:

Concept approval 20.00 per unit

Preliminary approval 20.00 per unit

Final approval 60.00 per unit

Conditional and Temporary Uses:

A. Recreation Camps, Stores, Bed and Breakfast, Dude Ranches, in the Recreation, Forestry, and Mining Zone, Single Family Dwellings in the CE-1 Zone, and other similar small scale uses:

The fee shall be one hundred (\$100.00) dollars or, one tenth of one percent (.001) of the actual valuation of the project including hard construction, utility installation, on site, off site, access, and all other costs to develop the project, whichever is greater.

B. Major Industrial Projects, Major Railroad and Utility Projects, Major Underground and Surface Mine Developments, Exploratory and Production wells, Large Scale Industrial Projects, Temporary Uses, and all other Temporary or Conditional Uses:

The fee shall be one hundred (\$100.00) dollars or, two tenths of one percent (.002) of the actual valuation of the project including hard construction, utility installation, on site, off site, access, and all other costs to develop the project, whichever is greater.

C. To transfer an approved conditional use permit to another person, firm, or corporation, the fee shall be two hundred fifty (\$250.00) dollars.

Applications to change the Official Zone Map:

The fee shall be one hundred (\$100.00) dollars.

For a Certificate of Zoning Compliance:

The fee shall be fifteen (\$15.00) dollars

Business License Zoning Compliance approval:

The fee shall be fifteen (\$15.00) dollars.

Board of Adjustments meeting applications and rulings:

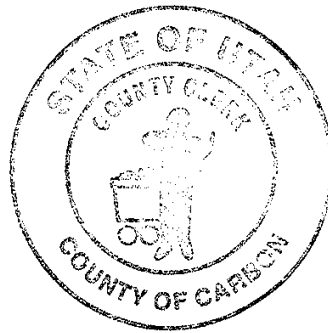
The fee shall be one hundred (\$100.00) dollars.

For any land use application, zoning compliance document or administrative action not specifically mentioned above:

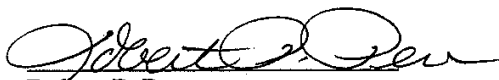
The fee shall be a minimum of one hundred (\$100.00) dollars or the total cost to Carbon County to administer the application or action, as determined by the zoning administrator.

Resolved and Passed this 19th Day of January, 2000


Michael S. Milovich, Chairman



ATTEST:


Robert P. Pero
Clerk/Auditor